

050.A

0001

0026.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

635,300 / 635,300

USE VALUE:

635,300 / 635,300

ASSESSED:

635,300 / 635,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		RUSSELL PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GONDEK NANCY J	
Owner 2:	
Owner 3:	
Street 1: 26 RUSSELL PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RUSSELL PLACE DEV -	
Owner 2: -	
Street 1: 394 LOWELL ST SUITE 16	
Twn/City: LEXINGTON	

St/Prov: MA	Cntry
Postal: 02420	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R6
o	APTS LOW
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	635,300			635,300	
Total Card	0.000	635,300			635,300	Entered Lot Size
Total Parcel	0.000	635,300			635,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	464.40	/Parcel: 464.40	Land Unit Type:

14759!

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Prior Id # 1: 34812

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

PRINT Date Time

12/30/21 19:36:14

LAST REV Date Time

12/27/19 09:03:05

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	635,300	0	.	.	635,300		Year end	12/23/2021
2021	102	FV	624,100	0	.	.	624,100		Year End Roll	12/10/2020
2020	102	FV	612,800	0	.	.	612,800	612,800	Year End Roll	12/18/2019
2019	102	FV	577,300	0	.	.	577,300	577,300	Year End Roll	1/3/2019
2018	102	FV	524,700	0	.	.	524,700	524,700	Year End Roll	12/20/2017
2017	102	FV	469,900	0	.	.	469,900	469,900	Year End Roll	1/3/2017
2016	102	FV	469,900	0	.	.	469,900	469,900	Year End	1/4/2016
2015	102	FV	503,900	0	.	.	503,900	503,900	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	39343-502		5/28/2003		307,550	No	No	DEEDED ECL. USE PARKING 1 CAR	

## ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
2/2/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511										G5	1.					

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good																			
Sty Ht: 0	- 1 St condo			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating:																			
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1							# Units: 1								
Color: GRAY				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl: 1	Rating:			Other																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper																
Grade: B-	- Good (-)			<b>CONDOS INFORMATION</b>				Lvl 2																
Year Blt: 2003	Eff Yr Blt:			Location: 1				Lvl 1																
Alt LUC:	Alt %:			Total Units: 1				Lower																
Jurisdict: G5	Fact: .			Floor: 1				Totals	RMS: 3	BRs: 1	Baths: 1	HB: 1												
Const Mod:				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Lump Sum Adj:				Phys Cond: VG - Very Good	4.8 %	Exterior:	No Unit	RMS	BRs	FL														
<b>INTERIOR INFORMATION</b>				Functional:	%	Interior:	1	3	1															
Avg Ht/FL: STD				Economic:	%	Additions:																		
Prim Int Wal: 2	- Plaster			Special:	%	Kitchen:																		
Sec Int Wall: 1	%			Override:	%	Baths:																		
Partition: T	- Typical			<b>CALC SUMMARY</b>				Plumbing:																
Prim Floors: 3	- Hardwood			<b>COMPARABLE SALES</b>				Electric:																
Sec Floors: 4	- Carpet			Total: 4.8 %	Rate	Parcel ID	Typ	Date	Sale Price	Heating:														
Bsmt Flr: 12	- Concrete																							
Subfloor:																								
Bsmt Gar:																								
Electric: 3	- Typical																							
Insulation: 3	- Typical																							
Int vs Ext: S																								
Heat Fuel: 2	- Gas																							
Heat Type: 15	- H.V.A.C																							
# Heat Sys: 1																								
% Heated: 100	% AC: 100																							
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
<b>MOBILE HOME</b>				Make:				Model:				Serial #				Year:	Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 050.A-0001-0026.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:							Total:												
<b>UnSketched SubAreas:</b> GLA: 1368,																								
<b>SUB AREA</b>																								
<b>SUB AREA DETAIL</b>																								
<b>IMAGE</b>																								
<b>AssessPro Patriot Properties, Inc</b>																								